



**Thursday, July 14, 2022  
Board of Appeals Meeting**

**CASE: KING & CARR APPEAL of the ROYAL FARMS (LEXINGTON PARK) ZAAP 21-0176, has been POSTPONED to the AUGUST 25, 2022 BOA Meeting at 5:30 pm.  
TENTATIVE AGENDA; PUBLIC HEARING GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND TIMES ARE APPROXIMATE.**

**Residents may view the meeting on Channel 95 and YouTube.**

**Comments may be submitted by the following methods: \*Please include contact information: Name, Address, Phone Number and Email.\***

- a. In-Person at the Chesapeake Building Commissioners' Meeting Room during hearing for Public Testimony.**
  - b. Email: Sherrie.Young@stmarysmd.com written comments no later than 12:00 pm on Wednesday, July 13, 2022.**
  - c. US Mail: Department of Land Use & Growth Management - BOA, PO Box 653 Leonardtown, MD, 20650.**
  - d. Submit a video clip 3-minute to publicmtgs@stmarysmd.com by 12:00 pm on Friday, July 8, 2022.**
- All submissions will be considered by the Board of Appeals Members at hearing. For additional information please contact Sherrie.Young@stmarysmd.com.**

**Meeting of: Board of Appeals**

**Location: Chesapeake Building, 41770 Baldrige St., Leonardtown, MD**

**Time: 6:30 p.m.**

**1. CALL TO ORDER:**

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- A. July 14, 2022 Board of Appeals

**2. ROLL CALL:**

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- A. Attendance of Members, Staff Support, Applicants, Appellants, Intervenors, Representatives and Speakers

**3. AGENDA:**

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- A. July 14, 2022 BOA Agenda

**4. PUBLIC HEARINGS:**

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- A. KING & CARR APPEAL of PC Decision ZAAP 21-0176 (Royal Farms- Lexington Park); POSTPONED TO AUGUST 25, 2022 at 5:30 pm; Pursuant to Chapter 23 of the St. Mary's County Comprehensive Zoning Ordinance, the Applicant requests an Appeal of a Planning Commission decision made on April 25, 2022, to approve the Concept Plan for a proposed for a 5,154 square foot convenience store with a 5,280 sq. ft. fuel sales canopy.

**5. REVIEW AND APPROVAL OF MINUTES:**

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- A. June 16, 2022 Board of Appeals Meeting Minutes
- B. June 30, 2022 Board of Appeals TRAINING Meeting Minutes

**6. REVIEW AND APPROVAL OF ORDERS:**

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- A. BRACKETT ORDER VAAP 21-1598
- B. MD 5 LAYDOWN AREA ORDER VAAP 21-0897

**7. ADJOURNMENT:**

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**A. Adjourn the July 14, 2022, Board of Appeals meeting**

Appropriate accommodations for individuals with special needs will be provided upon request. In order to meet these requirements, we respectfully ask for one week's prior notice. Please contact Sherrie Young at 301-475-4200, Ext 71522. Proceedings are televised live and/or recorded for later broadcast on television. All content of these proceedings is subject to disclosure under the Maryland Public Information Act. Photographic and electronic audio and visual broadcasting and recording devices are used during the Public Hearings. These are public meetings and attendance at these meetings automatically grants St. Mary's County Government permission to broadcast your audio and visual image.

**BEFORE THE BOARD OF APPEALS OF ST. MARY'S COUNTY, MARYLAND**

**In the Matter of Concept Site Plan  
CSP 21-0176, Royal Farms Lexington Park**

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**No.: ZAAP 21-0176**

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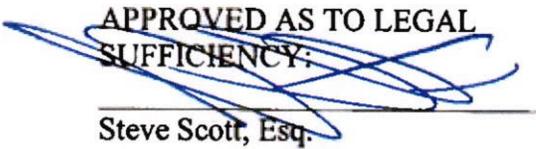
**ORDER**

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Upon consideration of Appellants' request for a postponement of the hearing in the above-captioned matter presently scheduled for July 14, 2022 at 6:30 p.m., it is this 7th day of July, 2022, hereby:

1. ORDERED that Appellants' request for a postponement is hereby GRANTED; and it is further,
2. ORDERED that counsel for Appellant shall render any response to Appellee's Motion to Dismiss within ten (10) days of the date of this order; and it is further,
3. ORDERED that Appellee shall render any reply to Appellee's response within ten (10) days of the actual receipt of such response; and is further,
4. ORDERED that with the consent of the parties, the hearing in this matter shall be postponed until August 25, 2022 at 5:30 p.m., to be held in the Commissioners' Meeting Room of the Chesapeake Building, 41770 Baldrige Street, Leonardtown, Maryland 20650; and it is further,
5. ORDERED, that Appellants Julia King and James Carr shall bear the cost of publicly advertising the date and time of the postponed hearing.

APPROVED AS TO LEGAL  
SUFFICIENCY:

  
Steve Scott, Esq.  
Attorney to the Board of Appeals

  
Daniel Ichniowski  
Chairman, St. Mary's County Board of Appeals